

# General Residential Zone (GRZ)

## Issues

The General Residential Zone (GRZ) provides predominantly for residential development within the Urban Area of Whangārei. The General Residential Zone provides for traditional suburban densities and housing forms and is currently characterised by one to two storey stand-alone (detached) [residential units](#) on larger properties set back from boundaries with landscaped gardens. However, the zone also contemplates incremental intensification to provide for a range of housing needs while retaining a suburban built character.

[Commercial activities](#) are discouraged in the General Residential Zone. However, some opportunities are provided for non-residential activities such as [retail activities](#), [commercial services](#), [community activities](#) and [visitor accommodation](#), while ensuring that residential amenity and character are not compromised and that activities are sympathetic to the surrounding residential context.

## Objectives

GRZ-O1 – Density	<a href="#">Subdivision</a> and development are consistent with the planned suburban built character and are compatible with the amenity levels of existing residential development.
GRZ-O2 – Housing Variety	Enable a variety of housing densities and types to provide for affordable, diverse and multi-generational living.
GRZ-O3 – Amenity	<a href="#">Subdivision</a> and development provide quality residential amenity for residents, adjoining <a href="#">sites</a> and the street.
GRZ-O4 – Non-Residential Activities	Residential activities remain the dominant activity in the General Residential Zone and any non-residential activities are compatible with residential amenity.

## Policies

GRZ-P1 – Density and Character	To achieve the planned suburban built character by: <ol style="list-style-type: none"> <li>1. Managing the scale, intensity, height, bulk and form of development.</li> <li>2. Requiring sufficient outdoor living space and landscaping within each site.</li> <li>3. Enabling residential development on sites of an appropriate size and shape.</li> </ol>
GRZ-P2 – On-Site Amenity	To require residential activities to achieve appropriate levels of on-site amenity by providing: <ol style="list-style-type: none"> <li>1. Useable outdoor living courts.</li> <li>2. Sufficient <a href="#">access</a> to sunlight throughout the year.</li> <li>3. Adequate space to accommodate typical residential living requirements.</li> </ol>
GRZ-P3 – Adjacent Properties	To mitigate adverse amenity <a href="#">effects</a> on adjacent properties by sensitively designing development to: <ol style="list-style-type: none"> <li>1. Manage the intrusion on privacy and the extent of building dominance on adjacent residential units and outdoor living spaces.</li> <li>2. Minimise the degree of overshadowing to any adjoining <a href="#">site</a> or <a href="#">residential unit</a>.</li> </ol>

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<p>GRZ-P4 – Residential Amenity and Character</p>	<p>To manage adverse <b>effects</b> on residential amenity and character by requiring developments to have regard to the way the development:</p> <ol style="list-style-type: none"> <li>1. Provides street activation through connection between front doors and the street.</li> <li>2. Provides <b>landscaping</b> that enhances on-site and local residential amenity, with particular regard to <b>site frontage</b>.</li> <li>3. Minimises large monotonous building façades and walls that do not include design variation or are not broken down into smaller elements.</li> <li>4. Relates to neighbouring properties by employing <b>setbacks</b>, sensitive building orientation and design, and <b>landscaping</b> to mitigate dominance and privacy impacts.</li> <li>5. Provides an active interface to <b>Open Space and Recreation Zones</b> onto which it fronts.</li> <li>6. Is sympathetic to the amenity and character of the locality and other buildings in the vicinity, having regard to:             <ol style="list-style-type: none"> <li>a. Building bulk, scale and symmetry.</li> <li>b. Site sizes and providing for a more spacious form of development.</li> </ol> </li> </ol>
<p>GRZ-P5 – Impervious Areas</p>	<p>To restrict <b>impervious areas</b> within <b>sites</b> in order to:</p> <ol style="list-style-type: none"> <li>1. Manage <b>stormwater</b> runoff.</li> <li>2. Maintain and enhance <b>amenity values</b>.</li> <li>3. Safeguard esplanade areas and waterfront walkways.</li> </ol>
<p>GRZ-P6 – Supported Residential Care and Retirement Villages</p>	<p>To enable a range of appropriate residential activities by providing for <b>supported residential care</b> and <b>retirement villages</b> where they are designed, located and managed to:</p> <ol style="list-style-type: none"> <li>1. Provide a high level of amenity for residents.</li> <li>2. Ensure any adverse <b>effects</b> on surrounding Residential and <b>Open Space and Recreation Zones</b> are minimised.</li> <li>3. Maintain the residential character of the surrounding environment.</li> <li>4. Avoid, remedy or mitigate any adverse <b>effects</b> on <b>infrastructure</b>, including the transport network.</li> </ol>
<p>GRZ-P7 – Non-Residential Activities</p>	<p>To only enable non-residential activities where they:</p> <ol style="list-style-type: none"> <li>1. Will not detract from the vitality and viability of <b>Business Zones</b>.</li> <li>2. Are complementary in design, scale, nature and intensity to the residential context.</li> <li>3. Avoid, remedy or mitigate adverse <b>effects</b> on residential <b>amenity values</b> such as noise, traffic, parking, lighting, glare and visual impact.</li> </ol>
<p>GRZ-P8 – Comprehensive Design</p>	<p>To encourage subdivision and land use proposals to be undertaken concurrently as part of a comprehensive design process.</p>
<p>GRZ-P9 – Subdivision</p>	<p>To promote good design and layout of <b>subdivision</b> which achieves the following:</p> <ol style="list-style-type: none"> <li>1. Lots are shaped and sized to allow adequate sunlight to <b>outdoor living spaces</b>, and to provide adequate on-site amenity and privacy.</li> <li>2. Where possible, lots are located so that they overlook and front <b>roads</b> and <b>Open Space and Recreation Zones</b>.</li> <li>3. <b>Rear sites</b> are limited.</li> <li>4. A permeable street network where the use of cul-de-sacs is limited.</li> </ol>

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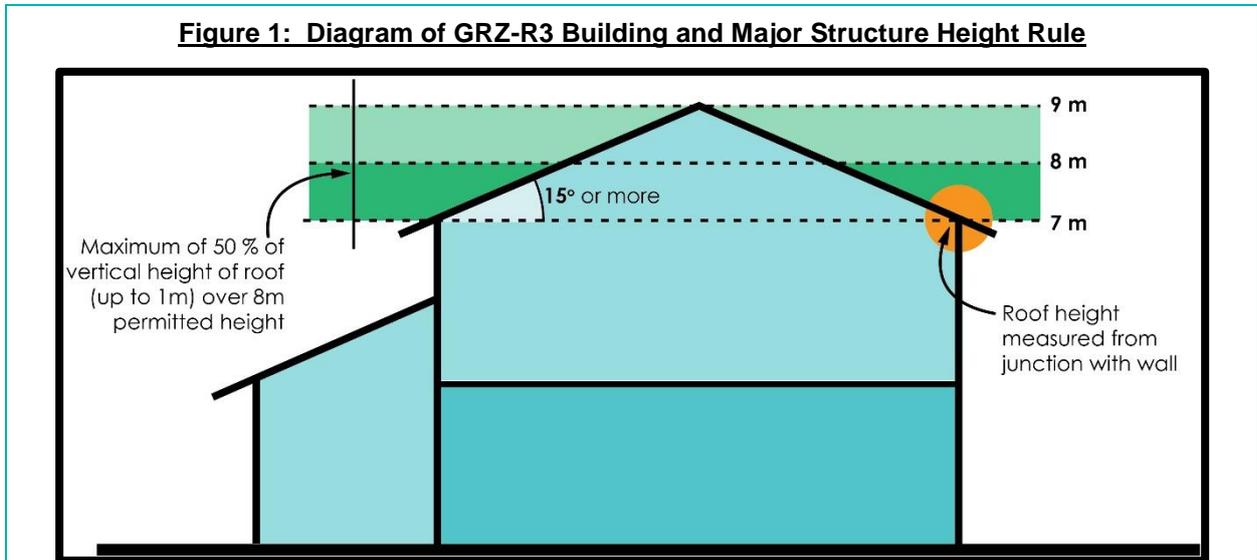
	<ol style="list-style-type: none"> <li>5. Connections within a development, and between developments and the public realm, are maximised.</li> <li>6. Opportunities for connections to public open space, services and facilities in the neighbourhood are identified and created.</li> </ol>
GRZ-P10 – Density	<p>To provide for a range of <a href="#">site</a> sizes and densities by considering reduced allotment sizes or increased residential density where:</p> <ol style="list-style-type: none"> <li>1. A mixture of <a href="#">allotment</a> sizes and housing typologies, including low-cost options, are provided.</li> <li>2. The location is supportive of pedestrians, cyclists and public transport.</li> <li>3. The area is in proximity to <a href="#">Open Space and Recreation Zones</a> and the City Centre, Mixed Use, Local Centre or Neighbourhood Centre Zones.</li> <li>4. There is sufficient <a href="#">infrastructure</a> to accommodate the development.</li> <li>5. The development is sympathetic to the surrounding environment and adverse <a href="#">effects</a> on adjoining <a href="#">sites</a> are minimised.</li> <li>6. The parent <a href="#">allotment</a> size and <a href="#">site frontage</a> are sufficient to enable comprehensive development and provide quality on-site amenity.</li> <li>7. The potential for cumulative adverse effects associated with incremental vacant lot subdivision which does not comply with the minimum lot size are assessed and managed.</li> </ol>

## Rules

GRZ-R1	Any Activity Not Otherwise Listed in This Chapter	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>		
GRZ-R2	Minor Buildings	
<p>Activity Status: Permitted</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <a href="#">Minor buildings</a> are exempt from rules GRZ-R3 – R5 and R8.</li> </ol>		
GRZ-R3	Building and Major Structure Height	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum building <a href="#">height</a> and <a href="#">major structure height</a> is 8m above <a href="#">ground level</a>, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more.</li> </ol>		<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. <a href="#">Effects</a> on the amenity of adjoining <a href="#">sites</a>.</li> <li>2. The extent to which visual dominance <a href="#">effects</a> are minimised.</li> </ol>

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**Figure 1: Diagram of GRZ-R3 Building and Major Structure Height Rule**



GRZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All buildings and major structures are set back at least:               <ol style="list-style-type: none"> <li>a. 3m from <b>road</b> boundaries.</li> <li>b. 1.5m from side and rear boundaries.</li> <li>c. 20m from Mean High Water Springs or the top of the bank of any <b>river</b> that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol> </li> <li>2. Except that:               <ol style="list-style-type: none"> <li>a. GRZ-R4.1(b) does not apply where there is an existing or proposed common wall between two buildings on adjacent sites; and</li> <li>b. Non-habitable <b>major structures</b> and buildings, and non-habitable rooms of buildings, may be set back 0m for a maximum length of 7.5m on a single side or rear <b>boundary</b> and a maximum total length of 10.5m on all side and rear boundaries, provided they are setback at least 2.5m from habitable rooms on any other site.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved with GRZ-R4.1(a) – (b) or R4.2: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The outlook and privacy of adjoining and adjacent properties.</li> <li>2. Effects of shading and visual dominance on adjoining properties.</li> <li>3. Impacts on the amenity of any adjacent public walkway.</li> <li>4. Where GRZ-R4.1(a) is infringed, the effects on the:               <ol style="list-style-type: none"> <li>a. Streetscape character anticipated within the General Residential Zone.</li> <li>b. Safety and efficiency of the adjacent transport network</li> </ol> </li> </ol> <p>Activity Status when compliance not achieved with GRZ-R4.1(c): Restricted Discretionary</p> <ol style="list-style-type: none"> <li>5. The effectiveness of the proposed method for controlling stormwater runoff.</li> <li>6. That the proposal will maintain and enhance the amenity values of the area.</li> <li>7. That esplanade areas and waterfront walkways are appropriately safeguarded.</li> <li>8. The potential to establish an esplanade reserve.</li> </ol>

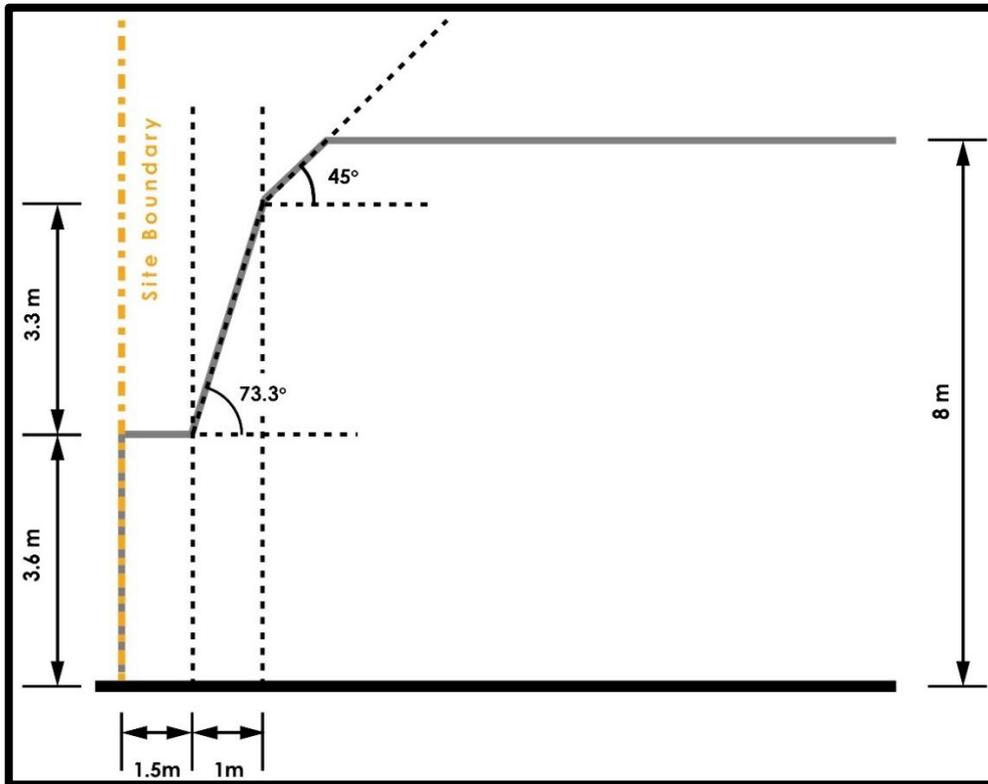
# General Residential Zone (GRZ)

Insert new rule [000131].

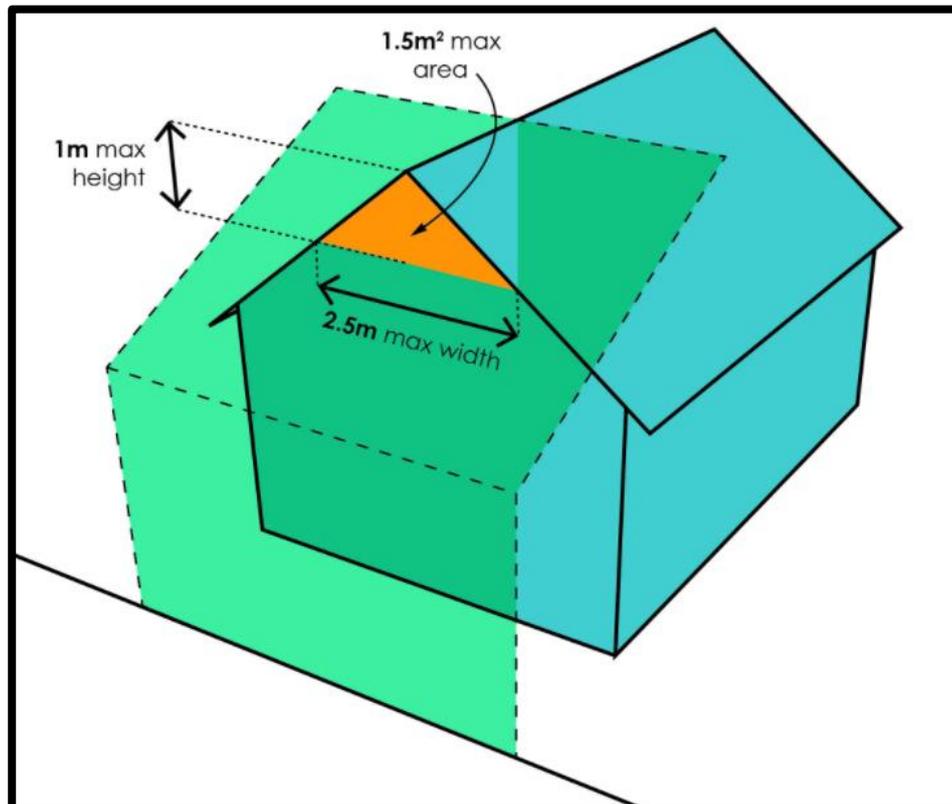
GRZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All buildings and <b>major structures</b> do not exceed a <b>height</b> equal to 3m above <b>ground level</b> plus the shortest horizontal distance between that part of the building or <b>major structure</b> and any side or rear <b>boundary</b>, except any boundary:               <ol style="list-style-type: none"> <li>a. Where there is an existing or proposed common wall between two buildings on adjacent sites; or</li> <li>b. That is adjoining a business zone; or</li> <li>c. That is adjoining an Open Space and Recreation Zone where the Open Space and Recreation Zone site is:                   <ol style="list-style-type: none"> <li>i. Greater than 2000m<sup>2</sup>; and</li> <li>ii. Greater than 20m in width when measured perpendicular to where the measurement of GRZ-R5.1 is taken from.</li> </ol> </li> </ol> </li> <li>2. Except that, any parts of the buildings or major structures that are within 20m of the site frontage may exceed the maximum height in relation to boundary in GRZ-R5.1, provided they:               <ol style="list-style-type: none"> <li>a. Do not exceed a height of 3.6m above ground level where they are 1.5m or less from side and rear boundaries adjoining the General Residential Zone or Medium Density Residential Zone; and</li> <li>b. Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).</li> </ol> </li> </ol> <p><i>Compliance Standards:</i></p> <ol style="list-style-type: none"> <li>1. <i>Where an Open Space and Recreation Zone comprises multiple adjoining sites but has a common zoning, the cumulative area of the sites can be used for the purposes of calculating GRZ-R5.1(c)(i) – (ii).</i></li> <li>2. <i>Measurements for GRZ-R5.1 - 2 can be taken from the furthest <b>boundary</b> when adjoining an <b>access lot</b>.</i></li> <li>3. <i>Up to two gable ends, dormers or portions of a roof may exceed the height in relation to boundary plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than:</i> <ol style="list-style-type: none"> <li>a. 1.5m<sup>2</sup> in area; and</li> <li>b. 1m in height; and</li> <li>c. 2.5m in length.</li> </ol> </li> </ol> <p><i>When measured in accordance with Figure 3 below.</i></p>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The outlook and privacy of adjoining and adjacent properties.</li> <li>2. <b>Effects</b> of shading and visual dominance on adjoining and adjacent properties.</li> <li>3. Effects on sunlight access to outdoor areas and habitable rooms on adjoining sites.</li> </ol>

# General Residential Zone (GRZ)

**Figure 2: Diagram of GRZ-R5.2 Alternative Height in Relation to Boundary Rule**



**Figure 3: Diagram of GRZ-R5 Compliance Standard 3**



# General Residential Zone (GRZ)

GRZ-R6	Outdoor Living Court	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Every <b>principal residential unit</b>:               <ol style="list-style-type: none"> <li>a. With one or more <b>habitable rooms</b> at ground floor level provides an <b>outdoor living court</b> of which at least 20m<sup>2</sup> has a minimum depth of 4m.</li> <li>b. With all <b>habitable rooms</b> above ground floor provides an <b>outdoor living court</b> of which at least 8m<sup>2</sup> has a minimum depth of 2m.</li> </ol> </li> <li>2. Every <b>minor residential unit</b>:               <ol style="list-style-type: none"> <li>a. With one or more <b>habitable rooms</b> at ground floor level provides an <b>outdoor living court</b> of which at least 10m<sup>2</sup> has a minimum depth of 2.4m.</li> <li>b. With all <b>habitable rooms</b> above ground floor provides an <b>outdoor living court</b> of which at least 6m<sup>2</sup> has a minimum depth of 1.8m.</li> </ol> </li> <li>3. The <b>outdoor living court</b> is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required under GRZ-R6.1 – 2.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Appropriate privacy and amenity of the occupants on-site.</li> <li>2. Sufficient sunlight <b>access to outdoor living spaces</b> within the <b>site</b>.</li> <li>3. The proximity of the <b>site</b> to communal or public open space that has the potential to mitigate any lack of private <b>outdoor living space</b>.</li> </ol> <p>Notification:</p> <p>Any restricted discretionary activity under GRZ-R6 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management <b>Act</b> 1991.</p>

GRZ-R7	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The <b>impervious area</b> within the <b>site</b> does not exceed 60% of the <b>net site area</b>.</li> <li>2. The impervious area is set back at least 5m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> <li>1. The extent to which the increased impervious area will affect the ability to control stormwater runoff from the site.</li> <li>2. The extent to which the additional impervious area will affect amenity values.</li> <li>3. The extent to which the additional impervious area will affect existing and future esplanade areas, waterfront areas or waterfront walkways</li> </ol>

# General Residential Zone (GRZ)

GRZ-R8	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum cumulative building and <b>major structure</b> coverage is 40% of the <b>net site area</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The scale and bulk of buildings and <b>major structures</b> in relation to the <b>site</b> and the existing built density of the locality.</li> <li>The outlook and privacy of adjoining and adjacent properties.</li> <li>Visual dominance of buildings and <b>major structures</b>.</li> </ol>
GRZ-R9	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The fence has a maximum <b>height</b> of 2m above <b>ground level</b>.</li> <li>Fencing within 3m of a <b>road boundary</b>, except any state highway, is at least 50% visually permeable for any portion above 1m high.</li> <li>Fencing along a <b>boundary</b> shared with an <b>Open Space and Recreation Zone</b> is at least 50% visually permeable for any portion above 1.5m high.</li> <li>The fence is not fortified with broken glass.</li> <li>The fence is not fortified with or any form of electrification or barbed wire except for stock exclusion purposes.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places.</li> <li>The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised.</li> <li>Health and safety effects.</li> </ol>
GRZ-R10	Car Parking	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Formed car parking spaces are located at least 2m from any <b>road boundary</b>, excluding any on-street parking.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Traffic safety effects in relation to site ingress and egress.</li> <li><b>Effects</b> on pedestrian and cyclist safety and navigability.</li> <li><b>Effects</b> on streetscape character and amenity.</li> </ol>

# General Residential Zone (GRZ)

GRZ-R11	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The outdoor area of <b>storage</b> or stockpile:             <ol style="list-style-type: none"> <li>a. Complies with rule GRZ-R3.</li> <li>b. Complies with rules GRZ-R4 – R5 and R8.</li> <li>c. Is screened from view from adjacent <b>public places</b> and surrounding <b>sites</b>, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 26 August 2021.</li> </ol> </li> </ol>	<p>Activity Status when compliance with GRZ-R11.1(b) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. <b>Effects</b> in relation to dust and odour.</li> <li>2. Visual amenity <b>effects</b>.</li> <li>3. The matters of discretion in GRZ-R4 – R5 and R8.</li> </ol> <p>Activity Status when compliance with GRZ-R11.1(a) not achieved: Discretionary</p>

Insert new rule. [000127]

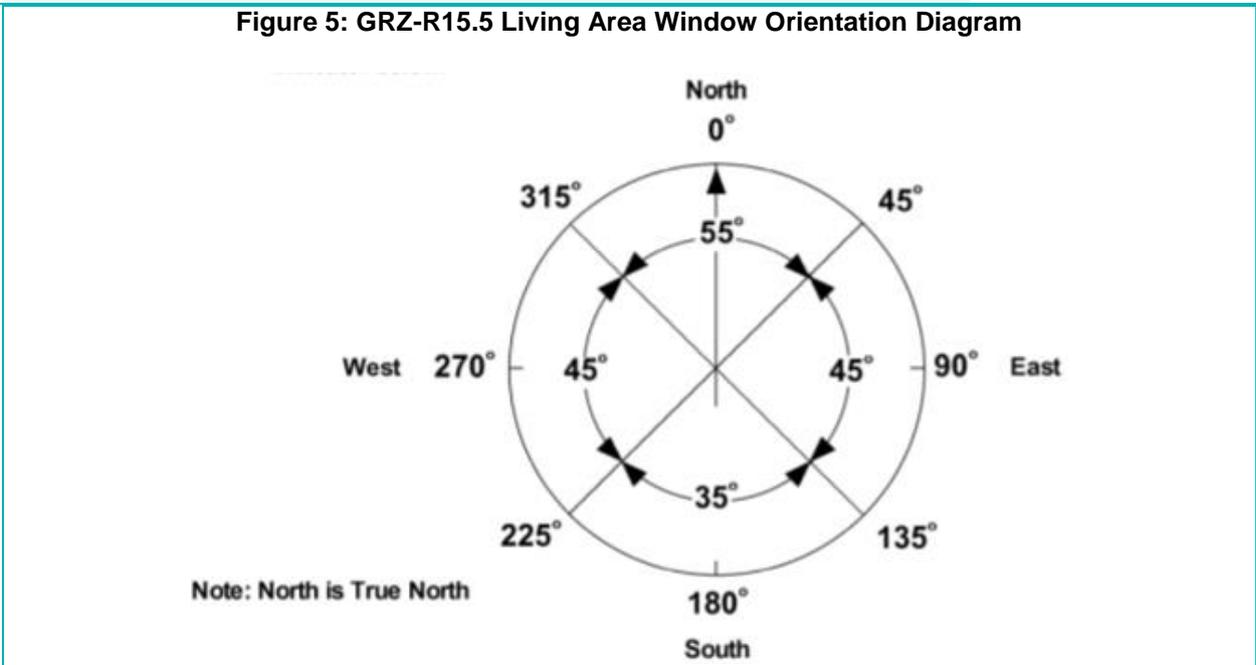
GRZ-R12	Farming	
	Activity Status: Permitted	

GRZ-R13	Supported Residential Care	
GRZ-R14	Retirement Village	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity generates less than 25 <b>traffic movements</b> per <b>site</b>, per <b>day</b>.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# General Residential Zone (GRZ)

GRZ-R15	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The maximum density is 2 <u>residential units</u> per <u>site</u>, except where a multi unit development is proposed under GRZ-R21.</li> <li>Every <u>residential unit</u> provides a <u>net floor area</u> of at least:               <ol style="list-style-type: none"> <li>35m<sup>2</sup> for residential units with only one habitable room.</li> <li>45m<sup>2</sup> for residential units with more than one habitable room.</li> </ol> </li> <li>Every <u>residential unit</u> is separated by at least 3m from any other detached <u>residential unit</u> (excluding any ancillary <u>minor residential unit</u>).</li> <li>Every <u>residential unit</u> is separated by at least 6m from any other detached <u>residential unit</u> where there is an <u>outdoor living court</u> between the <u>residential units</u> (excluding any ancillary <u>minor residential unit</u>).</li> <li>Every <u>residential unit</u> provides a <u>living area</u> with a window that faces to the north (between 270° and 90° as shown in Figure 5 below).</li> <li>There is a separation distance of at least 6m from any window in a <u>habitable room</u> to a window of a <u>habitable room</u> in a separate <u>residential unit</u> (excluding any ancillary <u>minor residential unit</u>) where there is a direct line of sight between the windows.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p> <p>Note:</p> <ol style="list-style-type: none"> <li>Any application shall comply with information requirement GRZ-REQ1.</li> </ol>

**Figure 5: GRZ-R15.5 Living Area Window Orientation Diagram**



# General Residential Zone (GRZ)

GRZ-R16	Retail Activity	
GRZ-R17	Commercial Services	
GRZ-R18	Food and Beverage Activity	
GRZ-R19	Care Centre	
GRZ-R20	Visitor Accommodation	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is an <b>ancillary activity</b> to a <b>residential unit</b> on the <b>site</b>.</li> <li>2. The principal operator of the activity is a permanent resident on the <b>site</b>.</li> <li>3. The activity does not include, before 08:00 or after 18:00 on any <b>day</b>, the operation of machinery, receiving customers or the loading or unloading of vehicles.</li> <li>4. The activity generates less than 20 <b>traffic movements</b> per <b>site</b>, per <b>day</b>.</li> <li>5. There is no car parking between the <b>residential unit</b> and the <b>road</b>.</li> <li>6. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity.</li> <li>7. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the <b>site</b>.</li> <li>8. The total area of signage is less than 0.25m<sup>2</sup>, per <b>site</b>.</li> <li>9. There is no <b>illuminated</b> or moving signage.</li> <li>10. Each <b>visitor accommodation</b> unit provides an <b>outdoor living court</b> of at least 6m<sup>2</sup> and at least 1.8m depth.</li> </ol>	<p>Activity Status when compliance with up to two of the rules GRZ-R16 – R20.4 – 10 is not achieved: Discretionary</p> <p>Activity Status when compliance with more than two of the rules is not achieved or when compliance with any of rules GRZ-R16 – R20.1 – 3 is not achieved: Non-Complying</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirement GRZ-REQ1.</i></li> </ol>

# General Residential Zone (GRZ)

GRZ-R21	Multi Unit Development	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity complies with Rules GRZ-R3 – R8 and R15.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Appropriate privacy and amenity of the occupants on-site and that of adjoining sites.</li> <li>Sufficient sunlight access to outdoor living space and habitable rooms within the site.</li> <li>The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space.</li> <li>Building bulk, scale and symmetry.</li> <li>The suitability of the particular area for increased residential density, with respect to:             <ol style="list-style-type: none"> <li>The availability and accessibility of open space, public amenities and commercial activities in proximity.</li> <li>Capacity and availability of infrastructure, including the affected transport network.</li> <li>Road access and effects on transport, including availability of public and active transport options.</li> </ol> </li> <li>The extent to which the activity is consistent with the purpose, character and amenity values anticipated within the General Residential Zone.</li> <li>The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li><i>Any application shall comply with information requirement GRZ-REQ1.</i></li> <li><i>GRZ-R15.1 does not apply where a multi unit development is proposed under GRZ-R21.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p> <p>Note:</p> <ol style="list-style-type: none"> <li><i>Any application shall comply with information requirement GRZ-REQ1</i></li> </ol>
GRZ-R22	Place of Assembly		
GRZ-R23	Emergency Services		
GRZ-R24	Educational Facilities		
<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is a primary activity or <u>ancillary activity</u>.</li> </ol>			

# General Residential Zone (GRZ)

GRZ-R25	Entertainment Facilities
GRZ-R26	Service Stations
GRZ-R27	Funeral Home
GRZ-R28	Recreational Facilities
GRZ-R29	Hospital
GRZ-R30	General Commercial
GRZ-R31	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

GRZ-R32	Plantation Forestry
GRZ-R33	Intensive Livestock Farming
GRZ-R34	Farm Quarrying
GRZ-R35	Industrial Activities
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

# General Residential Zone (GRZ)

## GRZ-REQ1 Information Requirement – Urban Design and Density

1. All applications for resource consent pursuant to GRZ-R15 – 21 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
  - a. An analysis of the **site** in relation to its context, including:
    - i. The key characteristics of the local area, including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area.
    - ii. The landform and topography of the site and surrounding environment.
    - iii. The ecology and habitat of the site and surrounding environment.
    - iv. Access to public and active transport infrastructure.
  - b. An assessment of how the proposal contributes to the planned suburban environment of the area and is consistent with best practice urban design, including:
    - i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
    - ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.
    - iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
    - iv. Any proposed measures to incorporate Māori design elements.
    - v. Any proposed measures to facilitate active and public transport.
  - c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
  - d. Any consultation undertaken with **mana whenua** and a summary of the results of that consultation.

*Note:*

1. *Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.*

# General Residential Zone (GRZ)

## PREC1 – Northland Christian Camp Precinct (NCCP)

### Issues

The Northland Christian Camp Precinct enables the operation of the youth camp located at One Tree Point. The precinct recognises and provides for various activities including residential activities, [visitor accommodation](#), community groups and clubs and camp activities.

### Objectives

PREC1-O1 – Recognised Activities	Recognise and provide for a range of activities within the Northland Christian Camp Precinct.
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### Policies

PREC1-P1 – Enabled Activities	To enable camp facilities and residential visitor accommodation and community activities within the Northland Christian Camp Precinct.
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### Rules

PREC1-R1	Building and Major Structure Height	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	1. The maximum building <a href="#">height</a> and <a href="#">major structure height</a> is 10m above <a href="#">ground level</a> , except as provided for under PREC1-R10.	
PREC1-R2	Building and Major Structure Coverage	
	Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary
	Where:	Matters of discretion:
	1. The maximum cumulative building and <a href="#">major structure</a> coverage is 35% of the total <a href="#">net site area</a> .	1. The scale and bulk of buildings and <a href="#">major structures</a> in relation to the <a href="#">site</a> and the existing built density of the locality. 2. The outlook and privacy of adjoining and adjacent properties. 3. Visual dominance of buildings and major structures.

# General Residential Zone (GRZ)

PREC1-R3	Car Parking Dimensions, Location and Identification	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The design and layout of car parking spaces complies with TRA-R2 – R3 except that:             <ol style="list-style-type: none"> <li>a. Car parking spaces may be located on grass surfaces without being marked.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Location, size and design of parking and loading areas.</li> <li>2. The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.</li> </ol>
PREC1-R4	Noise Arising from Activities within the Northland Christian Camp Precinct	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Noise limits comply with NAV.6.1 except that:             <ol style="list-style-type: none"> <li>a. The maximum noise limit between the hours of 07:00 and 22:00 is 55dBA LAeq.</li> <li>b. Noise measurements are to be taken from ground floor levels of residential buildings only.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC1-R5	Residential Unit	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. <u>Residential units</u> comply with GRZ-R15 except up to a maximum of 10 <u>residential units</u> is permitted.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>GRZ-R21 Multi Unit Development does not apply within the Northland Christian Camp Precinct.</i></li> </ol>

# General Residential Zone (GRZ)

PREC1-R6	Place of Assembly	
PREC1-R7	Educational Facilities	
PREC1-R8	General Community	
Activity Status: Permitted		
1. The activity is a primary activity or <u>ancillary activity</u> .		
PREC1-R9	Visitor Accommodation	
Activity Status: Permitted		Activity Status when compliance not achieved: Discretionary
Where:		
1. There is a maximum of 200 beds in permanent structures at any time for accommodation of camp attendees, provided that none will be occupied for a period of longer than 10 days.		
2. There is a maximum of 200 beds in tents, caravans and motor homes, provided that none will be occupied for a period longer than 10 days.		
PREC1-R10	Recreational Facilities	
Activity Status: Permitted		Activity Status when compliance not achieved: Discretionary
Where:		
1. The activity is a primary activity or <u>ancillary activity</u> .		
2. One building may be used as a gymnasium where:		
a. The maximum building height is 15m.		
b. The building is setback 20m from any Northland Christian Camp Precinct boundary.		
c. The maximum gross floor area (including verandahs and mezzanine floors) is 2,150m <sup>2</sup> .		

# General Residential Zone (GRZ)

## PREC9 – Ruakaka Environmental Benefit Precinct (REBP)

### Issues

The Ruakaka Environmental Benefit Precinct provides for residential development where positive ecological outcomes are achieved, and development is well integrated with reticulated infrastructure. The precinct recognises and provides for subdivision opportunities in an area with unique biodiversity values while limiting land use and development prior to subdivision to ensure that the ecological and biodiversity values are protected.

Rules PREC9-R1 and R2 apply to Lot 2 DP 350126 until that allotment has been subdivided and certificates of title have been issued for each new allotment.

### Objectives

PREC9-O1 – Subdivision	Residential subdivision is enabled while enhancing and permanently protecting ecological and biodiversity values.
PREC9-O2 – Infrastructure	Adverse effects on reticulated three waters networks and the adjacent transport network are minimised.
PREC9-O3 – Land Use	Land use activities prior to subdivision are managed to protect ecological and biodiversity values.

### Policies

PREC9-P1 – Residential Subdivision	To provide for residential subdivision where the following are achieved: <ol style="list-style-type: none"> <li>1. Restoration and permanent protection of the ecological corridor that runs through the site and connects to adjacent sites.</li> <li>2. Revegetation and enhancement planting within the ecological corridor.</li> <li>3. Avoidance of adverse effects on: <ol style="list-style-type: none"> <li>a. Indigenous taxa that are listed as threatened or at risk in the NZ Threat classification system lists.</li> <li>b. The ecological values and attributes of areas of indigenous vegetation and habitats of indigenous fauna that are significant using the assessment criteria in Appendix 5 of the Northland Regional Policy Statement 2016.</li> </ol> </li> </ol>
PREC9-P2 – Infrastructure	To ensure that land use, development and subdivision are well integrated with the transport network and reticulated three waters networks by: <ol style="list-style-type: none"> <li>1. Avoiding on-site wastewater treatment and disposal, except where it is proposed for a single residential unit prior to subdivision.</li> <li>2. Ensuring that sufficient capacity exists within the reticulated wastewater network to accommodate the proposed development; and requiring any upgrades which are needed to service the development.</li> <li>3. Requiring sufficient vehicle access to be identified at the time of land use, development and subdivision.</li> </ol>
PREC9-P3 – Land Use Prior to Subdivision	To ensure that future comprehensive residential development is not compromised and to protect the existing biodiversity and ecological values within the site by: <ol style="list-style-type: none"> <li>1. Limiting the clearance of indigenous vegetation prior to subdivision.</li> <li>2. Restricting the development density to one residential unit prior to subdivision.</li> </ol>

# General Residential Zone (GRZ)

## Rules

PREC9-R1	Residential Units	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum density within Lot 2 DP 350126 is 1 residential unit.</li> <li>2. The residential unit, accessory buildings and wastewater system are located outside of the ecological corridor to be protected under PREC9-R3.4.</li> <li>3. Vehicle access is located outside of the ecological corridor to be protected under PREC9-R3.4, except that one vehicle access route may be provided in general accordance with the indicative vehicle access shown on PREC9 Map 1.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>PREC9-R1 applies to Lot 2 DP 350126 until that allotment has been subdivided and certificates of title have been issued for each new allotment.</i></li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>
PREC9-R2	Indigenous Vegetation Clearance	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The clearance of indigenous vegetation within Lot 2 DP 350126 is either:               <ol style="list-style-type: none"> <li>a. Outside of the ecological corridor to be protected under PREC9-R3.4; or</li> <li>b. Within the ecological corridor to be protected under PREC9-R3.4 and is associated with:                   <ol style="list-style-type: none"> <li>i. Operation, maintenance and repair of existing tracks, fences, drains and other lawfully established activities; or</li> <li>ii. Pest plant removal and biosecurity works; or</li> <li>iii. Conservation planting, including planting for ecological restoration purposes.</li> </ol> </li> </ol> </li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. <i>PREC9-R2 applies to Lot 2 DP 350126 until that allotment has been subdivided and certificates of title have been issued for each new allotment.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

# General Residential Zone (GRZ)

PREC9-R3	Subdivision
	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The subdivision is by way of a single application for resource consent (implementation of which may be staged).</li> <li>Certification has been provided from Whangarei District Council that there is capacity within the public reticulated wastewater network to service the proposed development.</li> <li>All allotments (excluding any allotment for the sole purpose of environmental protection and restoration, access, roads, utilities or reserves) are designed and located so that provision is made for connected to a public reticulated wastewater network.</li> <li>Vehicle access to the site is provided from Tamure Place.</li> <li>The ecological corridor to be protected shown on PREC9 Map 1 is legally protected in perpetuity and managed on an on-going basis in accordance with an Ecological Management Plan, except that one internal vehicle access route may be provided in general accordance with the indicative vehicle access shown on PREC9 Map 1.</li> </ol> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Effects on the existing reticulated wastewater network.</li> <li>The capacity of the existing reticulated wastewater network and whether the servicing needs of the proposal require upgrades to existing infrastructure.</li> <li>The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in the future.</li> <li>The location and design of vehicle access to and within the site.</li> <li>Effects on ecological and biodiversity values within the site and surrounding area.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>Any application shall comply with information requirements PREC9-REQ1 and REQ2.</li> <li>All relevant District Wide and overlay subdivision provisions apply in addition to PREC9-R3.</li> <li>Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Whangārei District Council Engineering Standards.</li> </ol>

Activity Status when compliance not achieved:  
Non-Complying

# General Residential Zone (GRZ)

## PREC9 Map 1 Lot 2 DP 350126 Ecological Corridor to be Protected



# General Residential Zone (GRZ)

PREC9-REQ1	Information Requirement– Ecological and Restoration Plans
	<p>1. Any application under rule PREC9-R3 must include an ecological report prepared by a suitably qualified and experienced ecologist which shall address the following matters:</p> <ul style="list-style-type: none"> <li>a. A planting plan for proposed revegetation planting which considers and identifies: <ul style="list-style-type: none"> <li>i. The appropriateness and practicability of the proposed replanting: <ul style="list-style-type: none"> <li>a) To be native vegetation which is sourced from the Waipu ecological district and to be appropriate for the soil, aspect, exposure and topography;</li> <li>b) To reflect the composition of former natural vegetation likely to have occupied the site and include appropriate native species that will enable natural processes of succession.</li> </ul> </li> <li>ii. The ecological district of the site.</li> <li>iii. The characteristics of the soil (i.e. clay, silt, loam etc.).</li> <li>iv. Soil drainage.</li> <li>v. Topography of the area to be planted.</li> <li>vi. Aspect of the area to be planted.</li> <li>vii. Exposure of site to wind, frost, sunlight and salt spray.</li> <li>viii. Presence of plant and animal pests.</li> <li>ix. Any restrictions on planting, such as safety, existing access issues, and fire risk where adjacent to proposed residential activities.</li> <li>x. The purpose of the planting in relation to the surrounding environment (including buffering, corridors, linkages).</li> <li>xi. The location and extent of planting.</li> <li>xii. Site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control, including the removal or management of all invasive weed species.</li> <li>xiii. Site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants.</li> <li>xiv. Maintenance plan of planting, including releasing plants, fertiliser, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control.</li> </ul> </li> <li>b. An assessment of the effects of the potential development on the environmental protection area, including but not limited to: <ul style="list-style-type: none"> <li>i. Location and proximity of proposed allotments and building platforms to the environmental protection area;</li> <li>ii. Orientation of light, noise, reflective sources to minimise impact on resident fauna</li> <li>iii. Building platforms;</li> <li>iv. Access, in particular the vehicle access through the areas to be protected and any proposed crossing design over the stream (e.g. bridge, culvert, ford.);</li> <li>v. Earthworks;</li> <li>vi. Services, including stormwater, wastewater, water supply, telecommunications networks, and energy (electricity or gas) networks;</li> <li>vii. Pets, farmed animals, pests, weeds, garden escapes and green waste dumping.</li> </ul> </li> <li>c. A plan that specifies the protection measures proposed to ensure the existing and planted indigenous vegetation remain protected in perpetuity,</li> </ul>

# General Residential Zone (GRZ)

that includes how all of the following matters will be implemented prior to the Council issuing section 224(c) certificate:

- i. The establishment of secure stock exclusion.
  - ii. The maintenance of plantings, and regular monitoring 6 monthly for the first 18 months and then annually to ensure 90% survivorship of planted species.
  - iii. The maintenance of plantings must ensure that all invasive plant pests are eradicated from the planting site both at the time of planting and on an on-going basis to ensure adequate growth.
  - iv. The maintenance of indigenous vegetation must ensure animal and plant pest control occurs.
  - v. A planting hygiene protocol to be imposed while all planting is being undertaken to ensure that plant diseases e.g. myrtle rust are not brought to the site.
- d. A fauna management plan that includes:
- i. A fish survey prepared within the 12 months prior to any works undertaken within the existing stream, ponds or dune lakes.
  - ii. The methods to rescue and relocate any fish identified in the survey in accordance with the Fish Recovery and Rescue Protocols (River Lake Ltd 2018) if works are to be undertaken in the stream or any pond.
  - iii. Identification of any indigenous taxa within the site and surrounding area that are listed as threatened or at risk in the NZ Threat classification system lists.
  - iv. An assessment of the effects of the potential development on any identified species in PREC9-REQ1.1(d)(iii) and the methods proposed to protect the species and monitoring on-going effects after subdivision.
- e. Any additional protection and on-going management methods including but not limited to methods of weed and pest management and measures to control cats, dogs, rabbits, rats, mustelids, possums and freshwater pests.

## PREC9-REQ2

### Information Requirement – Connection to Public Reticulated Wastewater Network

1. Any application under rule PREC9-R3 must include an assessment detailing:
  - a. Provision made for connections to public reticulated wastewater network.
  - b. Confirmation from Council that sufficient capacity exists within the public reticulated wastewater network to service the proposed development.
  - c. Any upgrades and/or extensions to existing public reticulated wastewater infrastructure that are proposed or necessary.
  - d. Where insufficient capacity exists within the reticulated wastewater network:
    - i. Upgrades proposed by the developer that are necessary to increase network capacity to accommodate the development; or
    - ii. The proposed timing and staging of development to ensure that it is coordinated with any planned Long Term Plan upgrades identified by Council which will provide adequate capacity.
  - e. Land and infrastructure to be vested in the Council.

# General Residential Zone (GRZ)

## PREC13 – Vinegar Hill Road Precinct (VHRP)

### Issues

The Vinegar Hill Road Precinct provides for General Residential Zone subdivision and land use provided that adverse effects on the adjacent transport network are managed and an appropriate esplanade reserve is created with physical and visual connections provided between the reserve and residential development. All relevant district wide provisions and underlying zone provisions apply in addition to PREC13-R1 – R2.

### Objectives

PREC13-O1 – Transport Effects	Adverse effects on the safety and efficiency of the adjacent transport network are managed.
PREC13-O2 – Esplanade Area	The recreational and ecological values along the stream adjacent to the Precinct are enhanced.
PREC13-O3 – Urban Design	Development achieves quality urban design outcomes and connectivity with public spaces and adjoining sites.

### Policies

PREC13-P1 – Vehicle Crossings	To manage effects on the adjacent transport network by: <ol style="list-style-type: none"> <li>Limiting the number of new vehicle crossings onto Vinegar Hill Road.</li> <li>Locating the vehicle crossings in appropriate locations with regard to existing and proposed intersections, vehicle crossings and bridges.</li> </ol>
PREC13-P2 – Esplanade Area	To provide public access to the stream adjacent to the Precinct and to protect ecological values within the site by creating an esplanade reserve over the Natural Open Space Zone in the Precinct.
PREC13-P3 – Urban Design	To design subdivision and the associated transport network to achieve quality urban design outcomes and connectivity by providing: <ol style="list-style-type: none"> <li>Strong visual and physical connections between public places in the General Residential Zone and Natural Open Space Zone within the Precinct.</li> <li>Appropriate levels of passive surveillance over the Natural Open Space Zone within the Precinct.</li> <li>Opportunities for transport network connectivity to adjoining Residential Zone land.</li> </ol>

### Rules

PREC13-R1	Vehicle Crossings	
	Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary
	Where:	Matters of discretion:
	<ol style="list-style-type: none"> <li>The vehicle crossing complies with TRA-R5 – R6.</li> <li>A maximum of two new vehicle crossings onto Vinegar Hill Road are constructed.</li> <li>All vehicle crossings are located at least 150m from the bridge on Vinegar Hill Road at the southern end of the Precinct.</li> </ol>	<ol style="list-style-type: none"> <li>Location, size and design of vehicle crossings and access.</li> <li>The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.</li> </ol>

# General Residential Zone (GRZ)

PREC13-R2	Subdivision	
	<p>Activity Status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The subdivision is a controlled activity under SUB-R5.</li> <li>2. The subdivision results in crossings which comply with PREC13-R1.</li> <li>3. The area zoned as Natural Open Space Zone in PREC13 is proposed to be vested in the Whangarei District Council.</li> </ol> <p>Matters of control:</p> <ol style="list-style-type: none"> <li>1. The matters over which control is reserved in SUB-R5.</li> <li>2. The design and location of vehicle crossings onto Vinegar Hill Road.</li> <li>3. Vesting of reserves and open space with Whangarei District Council.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>All relevant District Wide and Overlay subdivision objectives, policies and rules apply in addition to PREC13-R2.</i></li> </ol>	<p>Activity Status when compliance is not achieved: Discretionary</p>

# General Residential Zone (GRZ)

## PREC16 – Marsden Urban Expansion Precinct (MUEP)

### Issues

The extent of Residential Zones within Marsden Point/Ruakaka, excluding the Marsden Urban Expansion Precinct, provides sufficient plan-enabled development to cater for the population growth expectations over the life of the District Plan and beyond. The existing reticulated infrastructure is sufficient to service that plan-enabled development. Development beyond what is reasonably expected to be realised and plan-enabled will require further infrastructure investment and upgrades to be adequately serviced. Coordination with Council's Long Term Plan will be important to ensure that funding is allocated for any necessary infrastructure.

The land within the Marsden Urban Expansion Precinct was identified in the Marsden Point-Ruakaka Structure Plan 2009 as being areas suitable for future development opportunities. The Marsden Urban Expansion Precinct acknowledges that additional urban development may be required in the medium to long term to meet housing bottom lines required by the National Policy Statement on Urban Development 2020. Additional urban development may also help to improve housing affordability and support competitive land and development markets in the Marsden Point/Ruakaka area.

While the land in the Marsden Urban Expansion Precinct has an underlying zoning of General Residential Zone, the Precinct provisions require sufficient wastewater capacity prior to urban development. The provisions also require future development to be strategically planned to ensure that:

- Constraints are identified and analysed to inform more detailed design stages, including any natural hazard and infrastructure constraints.
- There is adequate infrastructure to support development of the land.
- Development within and between sites will be coordinated and integrated.
- An appropriate scale and range of amenities are provided for the expected population, including public open space areas and recreation and leisure amenities.

Land within the Precinct cannot utilise the General Residential Zone provisions prior to subdivision. Instead the land may be used for a range of rural activities consistent with the Rural Production Zone. Once a site has been subdivided under PREC16-R4 then the land use rules of the General Residential Zone apply.

### Objectives

PREC16–O1 – Rural Land Uses	Land is used and developed in accordance with the provisions of the Rural Production Zone prior to subdivision.
PREC16–O2 – Future Urban Development	Future urban development is not compromised by premature subdivision, use or development.
PREC16–O3 – Development Prior to Subdivision	Urban development on sites within the Marsden Future Development Precinct is avoided until sites have been subdivided for urban purposes.
PREC16–O4 – Subdivision	Subdivision of the Marsden Future Development Precinct is integrated with infrastructure and contributes to a well-functioning urban environment.

### Policies

PREC16-P1 – Future Urban Development	To ensure that future urban development is not compromised by providing for land use and development which achieve the provisions of the Rural Production Zone while also achieving PREC16-P2.
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# General Residential Zone (GRZ)

<p>PREC16-P2 – Subdivision, Land Use and Development</p>	<p>To avoid subdivision, land use and development of land that may:</p> <ol style="list-style-type: none"> <li>1. Result in structures and buildings of a scale and form that will hinder or prevent future urban development;</li> <li>2. Inhibit the efficient provision of infrastructure or future reticulation of the site, surrounding sites or other Residential Zone and Business Zone sites in Marsden Point/Ruakaka;</li> <li>3. Give rise to reverse sensitivity effects if urban development were to occur;</li> <li>4. Undermine the form or nature of future urban development; or</li> <li>5. Require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure unless:             <ol style="list-style-type: none"> <li>a. The developers propose to meet the costs of any upgrades, provisions and/or extensions which are directly attributed to measurable impacts of the subdivision or development; or</li> <li>b. The funding for the upgrades, provisions and/or extensions is identified in Council’s Long Term Plan.</li> </ol> </li> </ol>
<p>PREC16-P3 – Subdivision</p>	<p>To accommodate future population growth in Marsden Point/Ruakaka by enabling the subdivision of land within the Marsden Urban Expansion Precinct where the subdivision:</p> <ol style="list-style-type: none"> <li>1. Supports a quality compact urban form and well-functioning urban environment.</li> <li>2. Is integrated with the provision of infrastructure and is well-connected along transport corridors.</li> <li>3. Contributes to a range of housing types and recreational activities that are appropriate to the population within the Marsden Urban Expansion Precinct and surrounding areas.</li> <li>4. Supports competitive land and development markets and assists Council in providing sufficient development capacity to address housing bottom lines.</li> </ol>
<p>PREC16-P4 – Coordinated and Integrated Development</p>	<p>To ensure that subdivision of sites within the Marsden Urban Expansion Precinct enables coordinated development, and is well integrated, with surrounding sites and areas.</p>

## Rules

PREC16-R1	Any Activity Prior to Subdivision under PREC16-R4	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is permitted under:             <ol style="list-style-type: none"> <li>a. The Rural Production Zone rules.</li> <li>b. PREC16-R2 and R3.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>PREC16-R1 applies to sites within the Marsden Urban Expansion Precinct until that site has been subdivided under PREC16-R4 and certificates of title have been issued for each new allotment.</i></li> </ol>	<p>Activity Status when compliance not achieved, and the activity is Discretionary under the Rural Production Zone rules or PREC16-R2 and R3: Discretionary</p> <p>Activity Status when compliance not achieved, and the activity is Non-Complying under the Rural Production Zone rules or PREC16-R2 and R3: Non-Complying</p> <p>Activity Status when compliance not achieved, and the activity is Prohibited under the Rural Production Zone rules: Prohibited</p>

# General Residential Zone (GRZ)

PREC16-R2	Building and Major Structure Setbacks Prior to Subdivision under PREC16-R4	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All buildings and major structures:               <ol style="list-style-type: none"> <li>a. Are permitted under the Rural Production Zone rules.</li> <li>b. Are set back at least:                   <ol style="list-style-type: none"> <li>i. 10m from all site boundaries.</li> <li>ii. 6m from a right of way or common access.</li> </ol> </li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>PREC16-R2 applies to sites within the Marsden Urban Expansion Precinct until that site has been subdivided under PREC16-R4 and certificates of title have been issued for each new allotment.</i></li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC16-R3	Minor Residential Unit Prior to Subdivision under PREC16-R4	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The minor residential unit:               <ol style="list-style-type: none"> <li>a. Is permitted under the Rural Production Zone rules.</li> <li>b. Does not use a separate vehicle access from the associated principal residential unit.</li> </ol> </li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>PREC16-R3 applies to sites within the Marsden Urban Expansion Precinct until that site has been subdivided under PREC16-R4 and certificates of title have been issued for each new allotment.</i></li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>
PREC16-R4	Subdivision	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The subdivision is of a site that existed on 11 August 2021.</li> <li>2. The subdivision complies with SUB-R5.</li> <li>3. The maximum net site area is 800m<sup>2</sup>, excluding any site for access, roads, utilities and reserves.</li> <li>4. The maximum treatment and disposal capacity of the Ruakaka Wastewater Treatment Plant is at least 6,000m<sup>3</sup> per day.</li> </ol> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>1. <i>Any application shall comply with information requirements PREC16-REQ1 – REQ3.</i></li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>

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PREC16-REQ1	Information Requirement – Spatial Planning Assessment
	<ol style="list-style-type: none"> <li>1. Any application under rule PREC16-R4 must include a spatial planning assessment, including but not limited to an assessment of: <ol style="list-style-type: none"> <li>a. The current Housing and Business Development Capacity Assessment prepared by Council and any subsequent changes in demand and capacity.</li> <li>b. The phases and timing for the staged release of greenfield land to a more intensive activity for urban development in coordination with infrastructure.</li> <li>c. The appropriateness of the location, type and form of the proposed precinct urban edge in relation to the surrounding area and how transitions between the area to be urbanised and other areas with different activities, building types and densities or levels of intensity are to be managed.</li> <li>d. The linkages and integration with land adjoining the site.</li> <li>e. How the proposal will contribute to a well-functioning urban environment in accordance with the National Policy Statement on Development Capacity, including details of all of the following:</li> </ol> </li> </ol>
PREC16-REQ2	Information Requirement – Connection to Public Reticulated Wastewater Network
	<ol style="list-style-type: none"> <li>1. Any application under rule PREC16-R4 must include an assessment detailing: <ol style="list-style-type: none"> <li>a. Provision made for connections to public reticulated wastewater network.</li> <li>b. Confirmation from Council that sufficient capacity exists within the public reticulated wastewater network to service the proposed development.</li> <li>c. Any upgrades and/or extensions to existing public reticulated wastewater infrastructure that are proposed or necessary.</li> <li>d. Where insufficient capacity exists within the reticulated wastewater network: <ol style="list-style-type: none"> <li>i. Upgrades proposed by the developer that are necessary to increase network capacity to accommodate the development; or</li> <li>ii. The proposed timing and staging of development to ensure that it is coordinated with any planned Long Term Plan upgrades identified by Council which will provide adequate capacity.</li> </ol> </li> <li>e. Land and infrastructure to be vested in the Council.</li> </ol> </li> </ol>
PREC16-REQ3	Information Requirement – Urban Design and Density
	<ol style="list-style-type: none"> <li>1. All applications for resource consent pursuant to PREC16-R4 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details: <ol style="list-style-type: none"> <li>a. An analysis of the site in relation to its context, including: <ol style="list-style-type: none"> <li>i. The key characteristics of the local area, including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area.</li> <li>ii. The landform and topography of the site and surrounding environment.</li> <li>iii. The ecology and habitat of the site and surrounding environment.</li> <li>iv. Access to public and active transport infrastructure.</li> </ol> </li> <li>b. An assessment of how the proposal contributes to the planned suburban environment of the area and is consistent with best practice urban design, including:</li> </ol> </li> </ol>

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- i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.
- ii. The relationship of the proposed development to public places and how the proposal responds to any issues or characteristics identified in the site analysis.
- iii. Any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites.
- iv. Any proposed measures to incorporate Māori design elements.
- v. Any proposed measures to facilitate active and public transport.
- c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.
- d. Any consultation undertaken with mana whenua and a summary of the results of that consultation.

*Note:*

1. *Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.*

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## Revision and Sign-off Sheet

Editor	Paragraph	Change Reference	Operative Date	Council Decision Date	Approved By
AKM	PREC9 Map update. GRZ-R5.	Clause 16A Minor Amendments <a href="#">DSTPLN-659943184-396</a>	21 February 2022	21 February 2022	DK

**Editor** Ashley Middleton (AKM)

Editor Position Support Assistant

**Approved By** Dominic Kula (DK)  
Approver Position GM Planning and Development